



Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

Western Weber Planning Commission
NOTICE OF DECISION

June 21, 2024

Ed Grampp
800 S 3600 W
Ogden, UT 84401

You are hereby notified that the Weber County Planning Division granted final approval of the Riverbend Farms Cluster Subdivision Phase 2 (26 lots) in a public meeting held on June 12, 2024. Final approval is subject to the following conditions:

1. A Monument Improvement Agreement from the County Surveyor is completed.
2. If applicable at the time of recording the subdivision plat, a Cost Estimate for all remaining subdivision improvements, including landscaping in the common area and street trees is approved by Planning and Engineering.
3. The Subdivision Improvement Agreement is recorded with the final plat.
4. Final conditions from the Taylor West Weber Water District are satisfied before recording the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

If you have any questions, feel free to call me at 801-399-8767.

Sincerely,
Felix Lleverino, Planner II
Weber County Planning

Time limitation for plat recordation. A subdivision plat shall be recorded in the Office of the County Recorder within one year of final approval by the Land Use Authority. After that, the plat shall have no validity. Subdivisions with multiple phases must record a new phase within one year from the date the previous phase being recorded until the subdivision is completed or the plat shall have no validity. The planning director may grant a one-time extension for final subdivision approval, for a maximum of one year. A multiple phase subdivision may receive only one time extension, not one time extension per phase. One additional time extension may be granted if the hardship is determined to be a county caused delay.